

**Prepared by:**  
**David F. Delgado, Attorney**  
**DELGADO LAW FIRM, PLLC**  
**5779 Getwell Road, Bldg. D, Suite 5**  
**Southaven, MS 38672**  
**662-536-2120**  
**MS Bar No. 99983**  
**10-07-0117**

**Return to:**  
**Select Title & Escrow, LLC**  
**7145 Swinnea Rd., Suite 2**  
**Southaven, MS 38671**  
**662-349-3930**  
**10-11-98**

**Address of Grantor:**  
**2789 Evans Way**  
**Olive Branch, MS 38654**  
**Residence Phone: 901-413-6925**  
**Business Phone: n/a**

**Address of Grantee:**  
**2111 Itasca**  
**Nesbit, MS 38651**  
**Residence Phone: 901-598-5775**  
**Business Phone: n/a**

**Indexing Instructions:** Lot 189, Section B, Bridgetown Subdivision, in Section <sup>23</sup>3, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 14, Pages 38-44, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

### **WARRANTY DEED**

**MICHAEL A. TANOUS and wife,**  
**EDNA G. TANOUS**

**GRANTORS**

**TO**

**JAMES D. RUSSELL and wife,**  
**LAURI M. RUSSELL**

**GRANTEES**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **MICHAEL A. TANOUS and wife, EDNA G. TANOUS**, do hereby grant, bargain, sell, convey and warrant unto **JAMES D. RUSSELL and wife, LAURI M. RUSSELL**, as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 189, Section B, Bridgetown Subdivision, in Section <sup>23</sup>3, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 14, Pages 38-44, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes for the year of 2010 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

WITNESS our signatures this the 23<sup>rd</sup> day of August, 2010.

Michael A. Tanous  
MICHAEL A. TANOUS  
Edna G. Tanous  
EDNA G. TANOUS

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 23<sup>rd</sup> day of August, 2010, within my jurisdiction the within named Michael A. Tanous and Edna G. Tanous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledge that they executed the above and foregoing instrument.

Rita E. Montgomery  
Notary Public

My Commission Expires: 7-28-13

